

**CITY OF ROCKLIN
MINUTES OF THE PLANNING COMMISSION MEETING**

**February 16, 2010
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)**

- 1. Meeting Called to Order at 6:30 p.m.**
- 2. Pledge of Allegiance was lead by Commissioner McKenzie.**
- 3. Roll Call**

Commissioner Sully, Chairperson
Commissioner McKenzie, Vice Chairman
Commissioner Coleman
Commissioner Menth – Absent with Cause
Commissioner Shirhall – Absent with Cause

Others Present:

Terry Richardson, Assistant City Manager
Russell Hildebrand, City Attorney
Laura Webster, Senior Planner
Leslie Woodman, Housing Coordinator
David Mohlenbrok, Senior Planner
Candace Johnson, Planning Commission Secretary

About 3 others

- 4. Minutes** – The minutes of January 19, 2010 were approved as submitted.
- 5. Correspondence** - None
- 6. Citizens Addressing the Commission on Non Agenda Items** - None

Scheduled Items:

- 7. 2008-2013 ROCKLIN FINAL HOUSING ELEMENT UPDATE
(GPA-2010-01)**

The City of Rocklin has prepared an update of the City's Housing Element, one of the required elements of the General Plan. The Final Housing Element Update contains information regarding City demographics, housing stock condition, and the availability of sites to meet a variety of housing types. The document contains goals, policies and programs designed to address the community's housing needs in relation to availability, adequacy, and affordability.

The Housing Element Update would apply Citywide.



An Initial Study and Negative Declaration of Environmental Impacts has been prepared for this project pursuant to Section 15070 of the California Environmental Quality Act (CEQA). This Notice serves as notice of intent to adopt a Negative Declaration pursuant to Section 15072 of CEQA. The review period for the Initial Study/Negative Declaration will be from January 14, 2010 to February 15, 2010. Comments on the Initial Study/Negative Declaration may be submitted to the Planning Department during this period. The Initial Study/Negative Declaration is available for review during normal business hours at the Planning Department Offices, 3970 Rocklin Road, Rocklin, CA 95677.

The project proponent is the City of Rocklin.

Leslie Woodman presented the staff report and introduced consultant Veronica Tam.

Consultant, Veronica Tam, addressed the Commission and gave a brief PowerPoint presentation.

Commissioner McKenzie asked Ms. Tam if it was possible to use the existing inventory because there are existing vacancies or the projects are not completed.

Ms. Tam responded that state law says up to 25% of your regional housing needs allocations lower income RHNA can be met with a number of ways through existing units. She stated that most typical way is preserving projects that are at risk of converting to market rate and by providing redevelopment funding to the property owners and helping them to rehabilitate and improve the projects, they have agreed to extend the affordability of those projects. She stated that by preserving the affordability of existing projects that could have or would have become market rate you have met the RHNA.

Commissioner Coleman asked how the City of Rocklin was able to get a lower density rate than the state requirement of 20.

Ms. Tam stated that you have to demonstrate that you have done it in the past. She stated that the City has been able to achieve affordable housing projects at 18 units to the acre. She stated that with reasonable amount of subsidies or agreements you were able to achieve affordable housing at 18 units to the acre so therefore the City has demonstrated that it is feasible to do that in your location.

Commissioner Sully asked how often the Housing Element must be updated.

Ms. Tam replied that it used to be every five years but that state law has recently changed the frequency to eight years, so the next update for the City of Rocklin would be 2013-2021.

Commissioner Sully asked what impact the Housing Element would have on the General Fund.

Ms. Tam stated that all the programs that indicated General Fund are not intended to be subsidized by the General Fund. She stated that these programs require no additional funding other than budgeting for departmental staff time, so that is what is meant by General Fund within the Housing Element.

The hearing was opened to the public for their comments.
There being none, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner Coleman stated that he had no additional comments. He complemented staff and consultant on the preparation and that he supports approval of the Housing Element.



Commissioner McKenzie complemented staff and the consultant also on the preparation of the Housing Element. He stated that being able to meet the RHNA numbers is key and that from a policy perspective in looking at the availability of the affordable housing, that Rocklin was in good shape in comparison to other cities and he felt that the Housing Element looked good.

Commissioner Sully concurred with the rest of the Commission and stated that the City has done a good job of getting the Housing Element in for certification and is glad to see it move on to the next step.

On a motion by Commissioner Coleman and seconded by Commissioner McKenzie, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS (Rocklin Housing Element Update/GPA-2010-01) was approved by the following vote:

Roll Call Vote:

AYES: Commissioner Coleman, McKenzie and Sully
NOES: None
ABSENT: Commissioner Menth, Shirhall
ABSTAIN: None

Motion carried: 3/0

On a motion by Commissioner Coleman and seconded by Commissioner McKenzie, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF THE UPDATED HOUSING ELEMENT AS AN AMENDMENT OF THE GENERAL PLAN (Rocklin Housing Element Update/GPA-2010-01) was approved by the following vote :

Roll Call Vote:

AYES: Commissioner Coleman, McKenzie and Sully
NOES: None
ABSENT: Commissioner Menth, Shirhall
ABSTAIN: None

Motion carried: 3/0

10. Reports and Discussion Items from Planning Commissioners

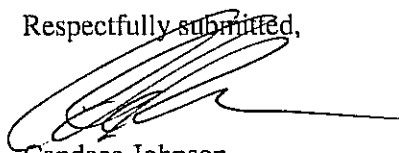
- a. Maintenance of temporary sign regulation relaxation.

11. Reports from City Staff

12. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 6:48 p.m.

Respectfully submitted,



Candace Johnson
Planning Commission Secretary